



 **3**

Bedrooms

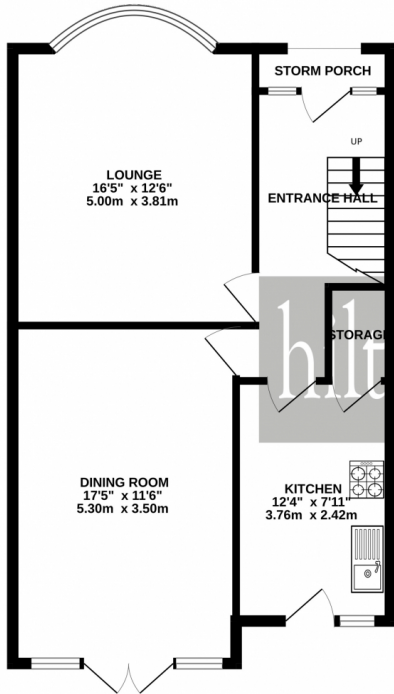
 **1**

Bathroom

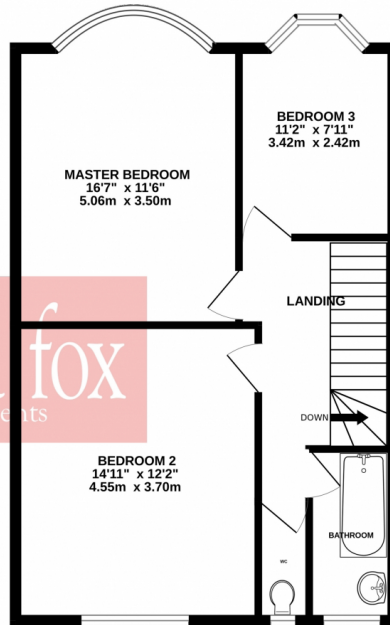


Located in Ealing's Historic Brentham Garden Estate, a conservation area of architectural merit offers this three-bedroom, two reception family home. Internally the property could benefit from updating but is ideal for anyone looking for a project or something they can add their own stamp to. To the ground floor you will find a lounge, dining room and family kitchen. To the first floor all three bedrooms, the family bathroom and separate WC. Externally there is well established gardens to both the front and rear. with the rear garden a good size and north facing. Other benefits include no further chain and placed in this sought after location giving you easy access to local shops and transport links.

GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.

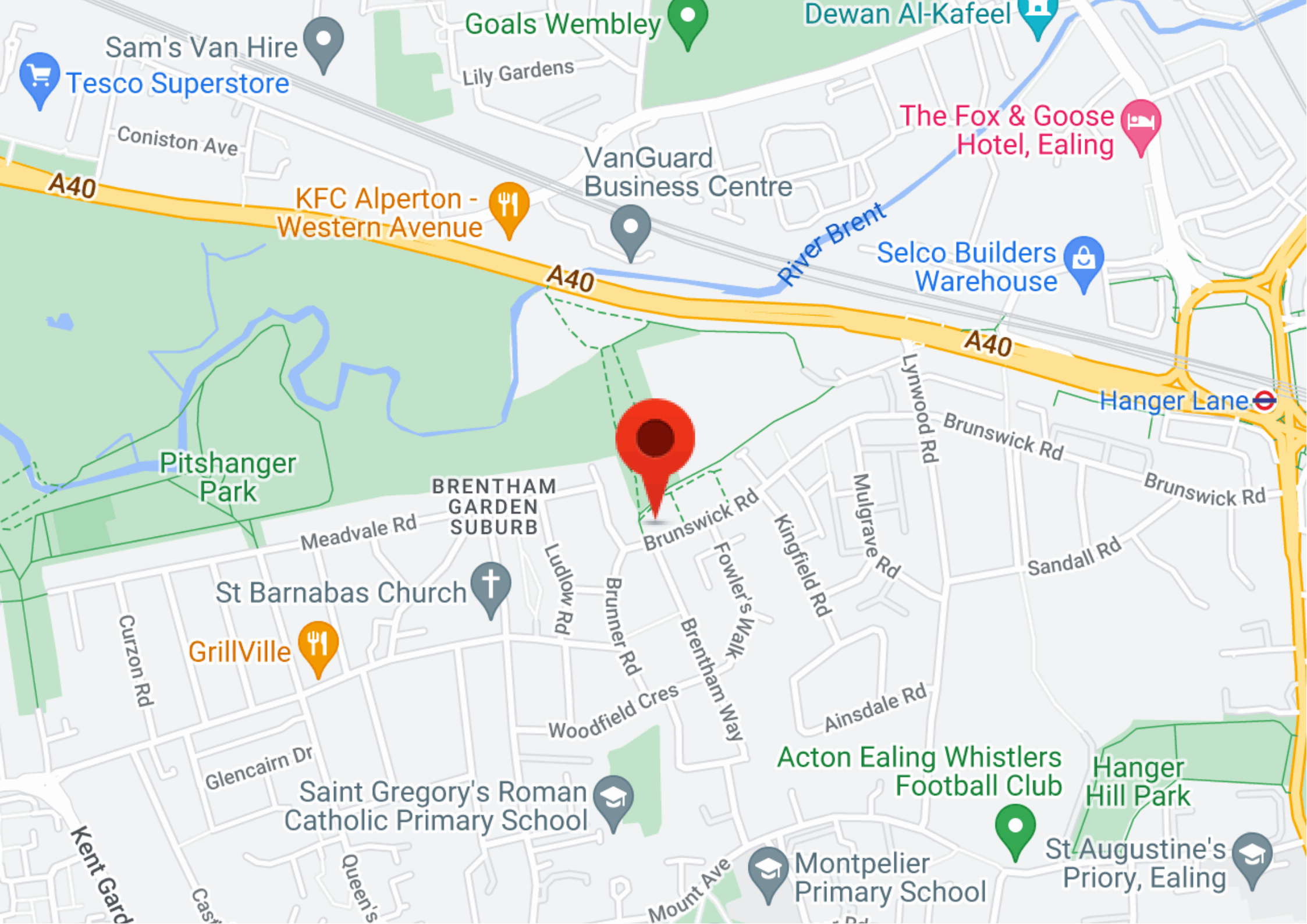


TOTAL FLOOR AREA : 1196 sq.ft. (111.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Sam's Van Hire
Tesco Superstore

Goals Wembley

Dewan Al-Kafeel

Coniston Ave

Lily Gardens

VanGuard Business Centre

The Fox & Goose Hotel, Ealing

KFC Alpertons - Western Avenue

A40

A40

River Brent

Selco Builders Warehouse

A40

Pitshanger Park

Hanger Lane

BRENTHAM GARDEN SUBURB

St Barnabas Church

Grillville

Meadvale Rd

Ludlow Rd

Brunner Rd

Woodfield Cres

Brentham Way

Kingfield Rd

Mulgrave Rd

Lynwood Rd

Brunswick Rd

Sandall Rd

Brunswick Rd

Curzon Rd

Glencairn Dr

Saint Gregory's Roman Catholic Primary School

Montpelier Primary School

Ainsdale Rd

Acton Ealing Whistlers Football Club

Hanger Hill Park

St Augustine's Priory, Ealing

Kent Gard

Cast

Queen's

Mount Ave